

Chapter 17.32 SAR, SENSITIVE AREA RESORT ZONE

17.32.040 Special provisions.

D. View Shed Protection.

1. Significant natural features within the development parcel shall be preserved according to the requirements of the master planned developments ordinance.
2. All development within the SAR zone shall be developed to minimize the visual contrast of colors and materials against the surrounding natural landscape.
3. All buildings and structures within the SAR zone shall not break the horizon of nearby significant ridgelines when viewed from key observation points, as determined by the planning commission during the initial concept plan approval.

E. Streets and Streetscapes.

1. Public streets shall be designed and constructed in accordance with city of Moab Public Improvements Standards. Private streets within the SAR zone are allowed subject to the review and approval of the city engineer.
2. Streetscapes shall include narrow roads, low speed limits and other traffic calming measures where practicable.
3. Streetscapes shall be designed to minimize the visual impact of automobiles and automobile infrastructure, such as driveways, garages, and parking lots.
4. Utilizing technological advances in permeable paving within the SAR zone shall be encouraged.